179.0	0002	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	641,300 /	641,300
					USE VALUE:	641,300 /	641,300
					ASSESSED:	641,300 /	641,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
227		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	227 SYLVIA STREET LLC
Owner 2:	
Owner 3:	
Street 1:	227 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ONEIL KEVIN J & -
Owner 2:	SIMPSON LOIS P -
Street 1:	227 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,027 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1617 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6027.000	220,700		420,600	641,300
Total Card	0.138	220,700		420,600	641,300
Total Parcel	0.138	220,700		420,600	641,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.60 | /Parcel: 396.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 121326
GIS Ref:
GIS Ref:
Insp Date: 07/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,700	0	6,027.	420,600	641,300	641,300	Year End Roll	12/18/2019
2019	101	FV	182,300	0	6,027.	414,600	596,900	596,900	Year End Roll	1/3/2019
2018	101	FV	182,300	0	6,027.	318,400	500,700	500,700	Year End Roll	12/20/2017
2017	101	FV	182,300	0	6,027.	300,400	482,700	482,700	Year End Roll	1/3/2017
2016	101	FV	182,300	0	6,027.	276,400	458,700	458,700	Year End	1/4/2016
2015	101	FV	170,100	0	6,027.	258,300	428,400	428,400	Year End Roll	12/11/2014
2014	101	FV	170,100	0	6,027.	237,900	408,000	408,000	Year End Roll	12/16/2013
2013	101	FV	170,100	0	6,027.	237,900	408,000	408,000		12/13/2012

!14060!

PRINT

Date	Time
12/11/20	03:56:31

LAST REV

Date	Time
09/10/19	15:15:22
apro	
14060	

USER DEFINED

Prior Id # 1:	121326
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONEIL KEVIN J &	71721-458		10/9/2018		730,000	No	No		
ONEIL LOUISE J,	62545-219		8/29/2013	Family	1	No	No		
	9026-258		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2018	1619	Dormers	30,000	C				Rear dormer
3/5/2004	136	Re-Roof	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	BS	Barbara S
10/27/2008	Meas/Inspect	163	PATRIOT
2/15/2005	Permit Visit	BR	B Rossignol
12/21/1999	Meas/Inspect	264	PATRIOT
7/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6027		Sq. Ft.	Site		0	70.	1.00	6									420,565						420,600	

Total AC/HA: 0.13836 | Total SF/SM: 6027 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,565 | Spl Credit | Total: 420,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271141
Depreciation:	50432
Depreciated Total:	220709

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

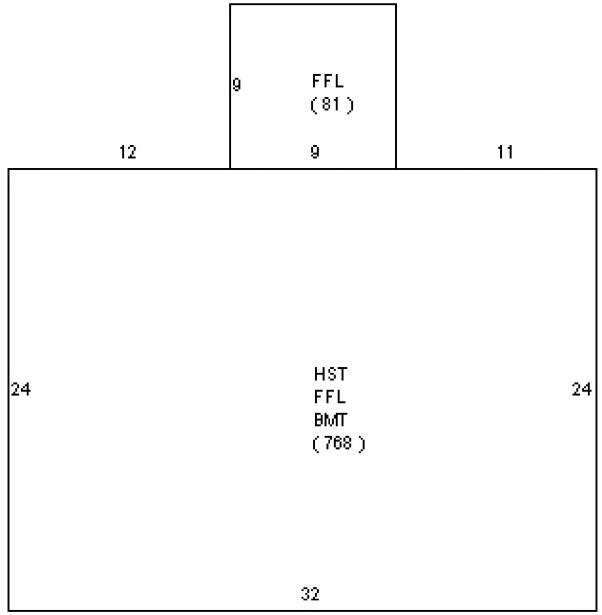
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	110.29
Final Total:	220700	Val/Su SzAd	178.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	849	141.740	120,334
BMT	Basement	768	49.320	37,881
HST	Half Story	384	141.740	54,427

Net Sketched Area:	2,001			Total:	212,642
Size Ad	1233	Gross Are	2385	FinArea	1617

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	